

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

REFUSAL OF NON-MATERIAL AMENDMENT

APPLICATION NO: 3/2025/0866
DECISION DATE: 28 November 2025
DATE RECEIVED: 31/10/2025

APPLICANT:

Mr Roger Hindle
The Barn
Turner Fold
Read
Burnley
BB12 7QZ

AGENT:

Mr Kiran Patel
24K Designs
163 Ribbleton Avenue
Preston
PR2 6AA

DEVELOPMENT PROPOSED: Non-material amendment to planning permission 3/2024/0612 involving increase in roof height, change to external materials, new side access door and introduction of solar panels.

AT: Land opposite Turner Fold Read BB12 7QZ

Ribble Valley Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission **has been refused** for the non-material amendment to Planning Permission 3/2025/0866 for the following reason(s):

- 1 The proposed amendments go beyond that which could be considered as a non-material amendment under section 96A of the Town and Country Planning Act insofar that the proposed addition of solar panels, fenestration alterations and roof alterations including an increase in height of the building is considered to be a 'material' amendment.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Notes

1. This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.